

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JUNE 28, 2006**

UNAPPROVED  
SEPTEMBER 11, 2006

PRESENT: Walter L. Alcorn, Commissioner At-Large  
Frank A. de la Fe, Hunter Mill District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
James R. Hart, Commissioner At-Large  
Nancy Hopkins, Dranesville District  
Ronald W. Koch, Sully District  
Kenneth A. Lawrence, Providence District  
Rodney L. Lusk, Lee District  
Peter F. Murphy, Jr., Springfield District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: John R. Byers, Mount Vernon District

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The meeting was called to order at 7:33 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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**COMMISSION MATTERS**

**APR 05-I-2A and APR 05-I-3A** (Mason District)

At the request of the nominators, Commissioner Hall MOVED TO ACCEPT WITHDRAWAL OF APR 05-I-2A AND APR 05-I-3A.

Commissioners Koch and Lawrence seconded the motion which carried unanimously with Commissioner Byers absent from the meeting.

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**APR 05-I-9A** (Mason District)

At the request of the nominator, Commissioner Hall MOVED TO ACCEPT WITHDRAWAL OF APR 05-I-9A.

Commissioners Lawrence and Koch seconded the motion which carried unanimously with Commissioner Byers absent from the meeting.

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Chairman Murphy noted that the Planning Commission had already held the public hearings on the Area Plans Review (APR) nominations in the Mount Vernon, Braddock, and Springfield Districts. He announced that the Planning Commission would continue to hold public hearings at 7:30 p.m. on the APR nominations in the Lee District and any carryover items on Thursday, June 29, 2006.

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#### ORDER OF THE AGENDA

Chairman Murphy announced that tonight's agenda would consist of the third of four scheduled public hearing sessions on the 2005/2006 South County Area Plans Review (APR) nominations as follows:

1. Mason District nominations

He noted that no new items would be taken up after 12:00 a.m. and that any items not heard would be carried over to Thursday, June 29, 2006, or Wednesday, July 12, 2006, if needed.

This order was accepted without objection.

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AREA PLANS REVIEW (APR) - The Planning Commission will consider proposed Plan Amendment nominations submitted as part of the 2005/2006 South County Cycle Area Plans Review process for the Mason Magisterial District as summarized in the newsprint document "Fairfax County Comprehensive Plan 2005/2006 South County Cycle Area Plans Review Public Hearings." PUBLIC HEARINGS.

Chairman Murphy reviewed the rules for public testimony and called the first item.

#### MASON DISTRICT

APR 05-I-1A - Located at 71-4 ((7)) 1, 2. Adopted Plan: Residential 1-2 dwelling units/acre (du/a). Nominated Plan: Retail up to 0.45 floor area ratio (FAR).

Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the Adopted Comprehensive Plan as outlined on page 4 of the staff report. She stated that the Mason District Task Force concurred with the staff recommendation.

There were no speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR 05-I-4A - Located at 71-3 ((10)) 5, 6. Adopted Plan: Residential 0.5-1 du/ac. Nominated Plan: Residential 2-3 du/ac.

Katrina Newston, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the Adopted Comprehensive Plan as outlined on page 34 of the staff report. She stated that the Mason District Task Force concurred with the staff recommendation.

Chairman Murphy called the first listed speaker.

Barbara Werner, 7204 Byrneley Lane, Annandale, presented a petition signed by 30 residents of Byrneley View who opposed the nomination. She said approval of the nomination would exacerbate the existing stormwater drainage problems, increase traffic, and be inconsistent with the character of the community. (The original petition is in the date file.)

David Shepp, 7200 Byrneley Lane, Annandale, expressed opposition to the nomination, citing incompatibility with the surrounding neighborhoods, increased traffic, and lack of need for new development in the area.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR 05-I-5A - Located at 71-2 ((10)) 1, 2, 11, 12. Adopted Plan: Retail and other. Nominated Plan: Option for office up to 0.4 FAR with conditions.

Katrina Newston, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language as outlined on pages 51 through 52 of the staff report. She stated that the Mason District Task Force recommended approval of alternative language to add Comprehensive Plan guidance addressing stormwater management and traffic on Randolph Road.

Chairman Murphy called the first listed speaker.

Neil McCloud, 4609 Columbia Road, Annandale, indicated his support of the nomination, citing the need for revitalization in the area. He suggested that parking be located away from the rear of the proposed building and a wrought iron fence be added to secure the site.

Colleen Coughlin, 4514 Shoal Creek Court, Alexandria, President of the Pinecrest Community Association, also supported the nomination because it would enhance the character of the site.

Hillary Zahm, nominator, with Cooley Godward, LLP, stated that the nomination proposed to add an option for office use up to a 0.4 floor area ratio with conditions that included a 25-foot wide landscaped buffer, a 6-foot high brick-block wall adjacent to the residential neighborhood, and a reduction in the consolidation of curb-cuts along Route 236. She indicated that the nomination had been modified to address the orientation of the proposed building and parking, the streetscape along each of the roadways, stormwater management, and other issues that had been raised by the adjacent community. She said the community preferred an office development instead of a by-right retail use.

Cathy Liss, 4828 Randolph Drive, Annandale, expressed concern that traffic would increase on Randolph Drive if this nomination was approved. Commissioner Hall replied that this nomination would not affect Randolph Drive because access to the site would be from Route 236, noting that this issue would be addressed during the rezoning application.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR 05-I-7A - Located at 71-1 ((1)) 100, 102A, 102B, 103, 105.

Adopted Plan: Community serving retail up to 0.35 FAR. Option for retail/office mixed use up to 0.5 FAR. Nominated Plan: Retail and office up to 1.0 FAR. Add mixed use option with office, retail, and residential up to 1.5 FAR (potential mix 1/3 residential or more, 2/3 non-residential or less).

Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended deferral of the nomination as outlined on page 73 of the staff report. She stated that the Mason District Task Force recommended approval of the nomination.

Chairman Murphy called the first listed speaker.

Allen Ackerman, 5114 Observation Way, Alexandria, expressed support for the staff recommendation, noting that the nomination had received minimal community input and would worsen traffic congestion in the area, which already lacked sufficient infrastructure.

Martin Walsh, Esquire, with Walsh, Colucci, Lubeley, Emrich & Terpak, PC, representing the nominator, explained that the nomination would implement several high quality redevelopment and revitalization efforts; satisfy the objectives of the Comprehensive Plan for the Annandale Commercial Business Center and the long-range goals of the Annandale Commercial Revitalization District; enhance the character and quality of life of the community; attract high

quality retail and other businesses; provide employment and residential opportunities, including affordable housing; provide a town center-type community focal point; create a functional and aesthetic environment; and provide transportation improvements, including additional traffic signals, a Transportation Demand Management program, closure of multiple curb-cuts, and shuttle service to Metro stations.

Colleen Coughlin, 4514 Shoal Creek Court, Alexandria, President of the Pinecrest Community Association, voiced her objection to the nomination, citing excessive density, increased traffic, inadequate infrastructure, overcrowding of nearby schools, and adverse impact on the community.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR 05-I-8A - Located at 80-2 ((1)) 22A, 22B, 23, 24, 26. Adopted Plan: Office, retail, industrial, private open space, public facilities. Retain current uses including commuter rail facility, with retail up to 0.35 FAR in the W portion of Land Unit; E portion of Land Unit planned office up to .50 FAR. Nominated Plan: W portion of Land Unit modify option for retail/office mixed use up to 0.45 FAR. E portion of Land Unit planned for office up to 0.35 FAR. Option for office/retail/residential mixed use not to exceed traffic impact of retail/office mixed use up to 0.45 FAR.

Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language as outlined on pages 93 through 95 of the staff report. She stated that the Mason District Task Force recommended approval of alternative language to include Comprehensive Plan guidance for affordable housing, working singles housing, and senior living.

There were no speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR 05-I-10A - Located N of Little River Tpke., W of Annandale Rd. Adopted Plan: Retail up to 0.35 FAR. Option for retail/office mixed use up to 0.50 FAR. SE portion of sub-unit has option for retail/office mixed use up to 0.70 FAR and 1.0 FAR with residential component. May exceed 1.0 FAR if includes cinema or hotel, with conditions. Nominated Plan: Retail/office mixed use up to 1.5 FAR. Option for retail/office/residential mixed use up to 2.25 FAR.

Clara Quintero-Johnson, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended deferral of the nomination as outlined on page 128 of the staff report. She stated that the Mason District Task Force recommended approval of alternative language to reduce the mixed-use option with a residential component to 2.0 floor area ratio.

In response to a question from Chairman Murphy, Sterling Wheeler, PD, DPZ, indicated that the Annandale Revitalization District had last been studied in 1998. He said APR 05-I-7A, APR 05-I-10A, and APR 05-I-17A, which recommended a substantial change that was inconsistent with the current Comprehensive Plan for this area, had not been adequately evaluated.

Chairman Murphy called the first listed speaker.

Elizabeth Baker, with Walsh, Colucci, Lubeley, Emrich & Terpak, PC, representing the nominator, explained that the nomination sought to consolidate 14 parcels to create a town center; provide vibrant streetscapes, public plazas, structured parking, and affordable housing; institute a Transportation Demand Management program; and reduce curb-cuts.

Responding to a question from Commissioner Wilson, Ms. Baker noted that the nomination proposed retail, office, and residential development and that the building height would be limited to 120 feet.

In response to a question from Commissioner Lawrence, Ms. Baker stated that the proposal would implement the existing residential trip reduction goals in the Plan, encourage residents to work from home and use mass transit, and transport residents to the Dunn Loring Metro station.

Colleen Coughlin, 4514 Shoal Creek Court, Alexandria, President of the Pinecrest Community Association, indicated that she had sent the Commission a letter dated June 25, 2006, that addressed APR 05-I-7A, APR 05-I-10A, APR 05-I-11A, APR 05-I-12A, APR 05-I-15A, and APR 05-I-17A, a copy of which is in the date file. She spoke in opposition to the nominations, citing rapid growth and negative impact on the existing infrastructure.

Chairman Murphy suggested that Ms. Coughlin investigate the revitalization efforts in Annandale.

Commissioner Hall recommended that Ms. Coughlin contact the Annandale Revitalization Committee and Daniel McKinnon, Jr., Chair of the Annandale Central Business District Planning Committee.

Jill Park, 7353 McWhorter Place, Suite 200, Annandale, expressed support for the nomination due to the need for revitalization, redevelopment, and parcel consolidation of the Annandale area. (A copy of her remarks is in the date file.)

Hwa Park, 5416 Chieftain Circle, Alexandria, spoke in favor of the nomination because it would satisfy the need for new development and improve church membership in Annandale.

George Thorn, 4220 Annandale Road, Annandale, also supported the nomination due to the need for more residential development in the area.

Vivian Olson, 7015 Evergreen Court, Annandale, indicated her support of the nomination, citing the need for new development, revitalization, and uniformity in Annandale.

Sue Wilson, 6901 Valley Brook Drive, Falls Church, spoke in favor of the nomination because it would provide much needed residences and other amenities in the area.

Robert Schwaninger, Chair, Mason District Task Force, pointed out that the Task Force had overwhelmingly voted for the immediate revitalization of Annandale and expressed appreciation for the developers who were willing to invest in the area.

Richard Turner, Chair of the Annandale United Methodist Church Board of Trustees, 6935 Columbia Pike, Annandale, expressed concern that the proposed maximum building height of 120 feet would be too intense and inconsistent with the existing developments in the area.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR 05-I-11A - Generally bounded by Little River Tpke., Markham St., Poplar St., Annandale Center Dr., and John Marr Dr. Adopted Plan: Retail. Sub-Units A-2, C-2, and E1 have mixed use options of varying intensity up to 1.0 FAR. Portions of Sub-Units A-2 and E-1 may exceed 1.0 FAR if includes cinema or hotel with conditions. Sub-Unit C-2 may achieve 1.0 FAR if includes cinema or hotel and may exceed 1.0 FAR with conditions such as provision of senior or working singles housing or public park. Nominated Plan: For Town Center portion of Sub-Units A-2, C-2, and E-1, increase flexibility for higher intensity options. For A-2 and E1, delete condition that a cinema or hotel should be part of development proposals above 1.0 FAR. For C-2, delete condition that senior or working singles housing, or public park is necessary to exceed 1.0 FAR.

Clara Quintero-Johnson, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the nomination as outlined on page 146 of the staff report. She stated that the Mason District Task Force recommended approval of the nomination.

Chairman Murphy called the first listed speaker.

Allen Ackerman, 5114 Observation Way, Alexandria, expressed opposition to APR 05-I-10A and the other nominations that would affect the Annandale Community Business Center due to

the absence of infrastructure improvements. He said he supported staff's recommendation for APR 05-I-11A.

Colleen Coughlin, 4514 Shoal Creek Court, Alexandria, President of the Pinecrest Community Association, voiced her objection to APR 05-I-11A and APR 05-I-17A because they would adversely impact the existing infrastructure.

In response to a question from Commissioner Wilson, Mr. Wheeler explained that the nomination supported the revitalization study that had been conducted in 1998 and would allow flexibility for a mixed-use development above a 1.0 floor area ratio (FAR) if it included a residential component, but a hotel or cinema would no longer be required. He said the FAR would be limited due to the traffic impact and building height limitations.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR 05-I-17A - Generally, property along Columbia Pke. and W of Gallows Rd., property along Little River Tpke. between Backlick Rd. and Carrico Dr., property generally bounded by John Marr Dr., Backlick Rd., Little River Tpke., Markham St., Poplar St., and Daniels Ave. Adopted Plan: Office, retail, public facilities, alternative uses. Sub-units A-2, C-2, and Land Units D and E have mixed use options of varying intensity up to 1.0 FAR and higher. Maximum heights range from 40-75 feet. Nominated Plan: Sub-Units A-2, C-2, E-1, E-2, E-4, and E-5 increase intensity up to 2.0 FAR, increase maximum height to 120 feet. Sub-units D, E-3, and E-6 increase intensity up to 1.0 FAR and increase maximum building height up to 60 ft.

Clara Quintero-Johnson, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended deferral of the nomination as outlined on page 209 of the staff report. She stated that the Mason District Task Force recommended approval of alternative language to include additional guidance that traffic and pedestrian issues be evaluated further.

In response to a question from Commissioner Harsel, Sterling Wheeler, PD, DPZ, indicated that the current boundary of the Annandale Community Business Center had 2.1 million square feet of existing development, the current Comprehensive Plan allowed 4.3 square feet, and the nomination would result in a total of 9 million square feet of planned development on 59 acres.

Chairman Murphy called the first listed speaker.



Allen Ackerman, 5114 Observation Way, Alexandria, spoke in opposition to the nomination due to an adverse impact on the existing infrastructure, aggravated traffic congestion, and excessive density.

Daniel McKinnon, Jr., 4320 Roberts Avenue, Annandale, Chair of the Annandale Central Business District Planning Committee and nominator, said the nomination would encourage developer interest; allow a pedestrian-friendly, mixed-use town center; and promote innovative ideas for aesthetic and coordinated development. (A copy of his remarks is in the date file.)

Commissioner Alcorn recommended that Mr. McKinnon ask developers to consider filing a concurrent rezoning application. Mr. McKinnon replied that the Plan language needed to be revised to offer increased density and other incentives for redevelopment in Annandale.

Responding to a question from Commissioner Wilson, Mr. McKinnon noted that the Annandale Central Business District Planning Committee supported APR 05-I-11A.

Gregory McGillicuddy, 7780 Donegan Drive, Manassas, Chair of the Annandale Revitalization Committee, indicated his support of the nomination because it would provide an opportunity for viable redevelopment in Annandale.

In response to a question from Commissioner Wilson, Mr. McGillicuddy said he was opposed to the Task Force alternative language.

Responding to a question from Commissioner Lusk, Mr. McGillicuddy stated that the nomination would address issues that had been raised by a developer study conducted five years ago and encourage attractive development in the area. He noted that he had not presented the nomination to the developers who had been involved in the study.

Commissioner Alcorn commented that the Planning Commission must ensure that the proposed Plan language would not have a detrimental impact, but be able to provide the requested incentives and flexibility to redevelop the area.

Commissioner Lusk expressed concern that 9 million square feet of development would have a significant impact on Annandale, noting that it would be approximately one-third of the size of Tysons Corner.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR 05-I-19A - Located at 71-4 ((7)) 24A. Adopted Plan:  
Residential 1-2 du/ac. Nominated Plan: Office up to 0.40 FAR.

Katrina Newton, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the Adopted Comprehensive Plan as outlined on page 236 of the staff report. She stated that the Mason District Task Force concurred with the staff recommendation.

Chairman Murphy called the first listed speaker.

Fahim Ahmadzai, 5309 Mitchell Street, Alexandria, nominator, said the subject property, adjacent to a Crown gas station near the Shirley Industrial Park, was better suited for office rather than residential development. He said if the property was rezoned, a buffered zone would be provided between Mitchell and Edsall Roads.

Jim Kolb, 5247 Canard Street, Alexandria, President of the Indian Springs Clearfield Civic Association, expressed opposition to the nomination because it would represent direct commercial encroachment into his neighborhood.

Grail Harte, representing the Spring Valley Forest Community Association, 5106 Colebrook Place, Alexandria, aligned herself with Mr. Kolb in opposition to the nomination.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR 05-I-20A - Located at 71-2 ((1)) 36, 43A; 71-2 ((10)) 17A; 71-2 ((13)) All. Adopted Plan: Residential 1-2 du/ac. Nominated Plan: Residential 8-12 du/ac.

APR 05-I-21A - Located at 71-2 ((1)) 36; 71-2 ((10)) 17A; 71-2 ((13))  
1. Adopted Plan: Residential 1-2 du/ac. Nominated Plan: Residential 8-12 du/ac.

Katrina Newton, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nominations and retention of the Adopted Comprehensive Plan as outlined on page 252 of the staff report. She stated that the Mason District Task Force concurred with the staff recommendation.

Chairman Murphy called the first listed speaker.

Frank Kelly, 6621 Billings Drive, Annandale, expressed opposition to the nomination because it would adversely affect traffic congestion and safety. He also pointed out that Randolph Drive had no sidewalks, it could not be widened, and streetlights could not be installed.

Commissioner Hall said the nominator had not sufficiently worked with the community to address their concerns.

In response to questions from Commissioner Hall, Mr. Kelly noted that he had not been contacted by the nominator.

Colleen Coughlin, 4514 Shoal Creek Court, Alexandria, President of the Pinecrest Community Association, noted that she had sent the Commission a letter dated June 25, 2006, a copy of which is in the date file. She voiced her objection to the nomination, citing excessive density, aggravated hazardous traffic conditions, the need for a traffic light at the intersection of Willow Run Drive and Little River Turnpike, and insufficient communication between the nominator and community. She suggested a density of four dwelling units per acre and improvements to the bus stop at the intersection of Willow Run Drive and Little River Turnpike. Ms. Coughlin said the association had worked with the nominator, who had amended the nomination to six dwelling units per acre and had committed to fund a traffic light if warranted by the Virginia Department of Transportation; improve the bus stop; address the concerns expressed by the residents of the single-family houses near Randolph Drive; and implement firm, legally-binding language.

In response to a question from Commissioner Wilson, Sterling Wheeler, PD, DPZ, noted that the proposed modification to the nomination had been presented at a Task Force meeting and staff had recommended denial of the modification, as referenced in the staff report.

Responding to a question from Commissioner Hart, Mr. Wheeler stated that the proposal for six to nine dwelling units per acre had been presented to staff and the Task Force after the original nominated density had been advertised.

William S. Clark, 69 Saratoga Cove, Ruther Glen, noted that he owned 4616 Willow Run Drive, Annandale. He spoke in favor of the nomination because it would preserve the character of the community.

Jack Haberle, 4816 Randolph Drive, Annandale, expressed opposition to the nomination due to excessive density; negative impact on traffic, schools, and parks; decreased character of the neighborhood; and adverse impact on the character of the neighborhood.

In response to a question from Commissioner Hall, Mr. Haberle pointed out that he had not been contacted by the nominator.

Cathy Liss, 4828 Randolph Drive, Annandale, said she concurred with Mr. Haberle's position. She said that there had been numerous meetings between the residents of the surrounding community and the nominator; however, she had not been directly contacted. She spoke in opposition to the proposed density of six dwelling units per acre because it would increase traffic, aggravate safety conditions, increase cut-through traffic on Randolph Drive, adversely affect wildlife, and diminish the character of the community.

Gregory Riegle, Esquire, with McGuire Woods LLP, representing the nominator, stated that more outreach would be made to the community. He indicated that the nominator had presented various alternatives at numerous community meetings. He pointed out that the Task Force had narrowly rejected the modified density, noting that density would be below six dwelling units per acre. He said the nominator would address infrastructure issues.

Robert Schwaninger, 4510 Carrico Drive, Annandale, Chair of the Mason District Task Force, recommended that the nomination be deferred until further study had been conducted.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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The Commission went into recess at 9:56 p.m. and reconvened in the Board Auditorium at 10:13 p.m.

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APR 05-I-1B - Located at 51-4 ((2)) (A) 4-9. Adopted Plan: Office up to 0.25 FAR with conditions. Option for townhouse style office up to 0.35 FAR with conditions. Nominated Plan: Office up to 0.25 FAR. Option for office up to 0.65 FAR and 2nd option for office up to 1.0 FAR with conditions.

APR 05-I-12B - Located generally S of Arlington Blvd., E and W of Olin Dr. Adopted Plan: Office up to 0.25 FAR with conditions. Option for townhouse style office up to 0.35 FAR with conditions. Nominated Plan: Add conditions to office up to 0.25 FAR. Remove option for office up to 0.35 FAR for portion of area.

Katrina Newton, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language as outlined on pages 269 - 270 of the staff report. She stated that the Mason District Task Force recommended approval of alternative language to retain current planned use and intensities and add Comprehensive Plan guidance to address stormwater drainage and traffic circulation.

Chairman Murphy called the first listed speaker.

Lars Issa, 3101 Olin Drive, Falls Church, President of the Lee Boulevard Heights Citizens Association and nominator of APR 05-I-12B, presented a petition signed by 200 residents of Byrneley View who supported the nomination. He noted that the package he had distributed to the Commission included letters from two property owners who were opposed to APR 05-I-1B.

He suggested that the Plan language be improved to specifically define screening and other features. (Copies of the petition and the package are in the date file.)

In response to a question from Commissioner Hall, Mr. Issa said APR 05-I-12B would add a 35-foot buffer, be compatible with the surrounding neighborhood, maintain a residential appearance, and provide ADA-compliant sidewalks.

Saj George, with George Associates, owner of 6043 and 6045 Arlington Boulevard, Falls Church, requested that the appearance of his property and the surrounding community be maintained and that the 2.25 floor area ratio (FAR) not be restricted throughout the area.

Alison Lawrence, 6058 Wooten Drive, Falls Church, noted that she had not been contacted by the nominator of APR 05-I-1B. She voiced her objection to APR 05-I-1B, citing decreased property values, excessive density, and loss of trees. She said she agreed with Mr. Issa's position.

Cindy Covell, 3114 Olin Drive, Falls Church, spoke in opposition to APR 05-I-1B because it would adversely impact the balance of the established neighborhoods with commercial activity and significantly alter the appearance and density of Route 50. She noted that the proposed 1.0 FAR exceeded the Plan intensities in the entire Seven Corners Commercial Business Center. She aligned herself with Mr. Issa in support of APR 05-I-12B.

Sylvia Johnson, 6110 Brook Drive, Falls Church, expressed opposition to APR 05-I-1B due to increased traffic and incompatibility with the neighborhood. She said she supported APR 05-I-12B. (A copy of her remarks is in the date file.)

Jacqueline Gilbert, 6110 Brook Drive, Falls Church, also objected to APR 05-I-1B because it would completely destroy the appearance and character of the entrance to her neighborhood, aggravate stormwater management with decreased landscaping, increase traffic on the Route 50 service road between Patrick Henry Drive and Manchester Street, and exacerbate the unsafe conditions at the unnamed intersection near the service road. (A copy of her remarks is in the date file.)

Joseph Roberts, Director of the Paretian Engineering Group, LLC and nominator of APR 05-I-1B, stated that increased density would encourage revitalization of the site. He said he had attempted to contact the list of property owners provided by Mr. Issa, which had not included Ms. Lawrence.

Thanh Nguyen, General Manager of the Paretian Engineering Group, LLC, indicated his support of APR 05-I-B because the current planned FAR did not encourage revitalization of the property.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR 05-I-2B - Located at 61-2 ((1)) 112. Adopted Plan: Retail or office up to 0.35 FAR with option up to 0.50 FAR. Option for retail/office mixed use up to 0.70 FAR. Nominated Plan: Residential/office/retail mixed use up to 2.0 FAR. (Potential mix is approximately half residential and half non-residential.)

APR 05-I-10B - Located SE of Moncure Ave. and Columbia Pk. intersection. Adopted Plan: Retail or office up to 0.35 FAR with option up to 0.50 FAR. Option for retail/office mixed use up to 0.70 FAR. Nominated Plan: Add option: mixed use up to 2.0 FAR with logical consolidation. 2nd option: mixed use up to 3.0 FAR with 5 acres consolidation. (Possible mix approximately 2/3 residential, 1/3 non-residential.)

Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended deferral of the nominations as outlined on page 302 of the staff report. She stated that the Mason District Task Force recommended approval of alternative language to support a 2.0 floor area ratio and further supported including the area in a special study and incorporating affordable housing as a component of higher density development.

Chairman Murphy called the first listed speaker.

Frank Sellers, 3342 Mansfield Road, Falls Church, President of the Baileys Crossroads Revitalization Corporation, expressed support of the Task Force recommendation because it would provide new development and amenities in the area. He suggested that the proposed special study be conducted promptly. He noted that the nominator had held meetings with the residential community and provided assurance that the proposed development would incorporate the needs of an office building and the needs of the adjacent County homeless shelter and create housing for a broad spectrum of citizens, including those of lower or mixed income.

Nina Weisberg, 1901 North Moore Street, Suite 803, Arlington, noted that she represented the ownership of 4.16 acres of the 7-acre site. She spoke in favor of the nominations because they would provide an opportunity for revitalization and innovative, creative redevelopment; preserve greenspace; enhance the appearance of the area; encourage collaboration with the County through the incorporation of the homeless shelter and social services; create an urban, mixed-use development; integrate economically diverse populations in one location; and provide interparcel connections and secondary arteries.

Commissioner Alcorn recommended that Ms. Weisburg consider filing for a concurrent rezoning application. Ms. Weisberg concurred with this recommendation.

Lee Quill, with Cunningham Quill Architects, representing the nominator of APR 05-I-10B, explained that the nomination would address the need for revitalization, provide a sense of community in the area, and permit a mixed-use development, featuring public buildings;

community-serving retail; a residential component, including transitional housing units, affordable housing units, and market rate units; a residential streetscape and public plaza; pedestrian-friendly streets; eating establishments; and a high-quality designed office component. He indicated that the nominator had conducted numerous initial concept studies regarding open space toward Columbia Pike, the site interior, and the neighborhood. He suggested that the nominations be moved forward while the nominator continued to work with staff and the community to resolve outstanding issues.

Commissioner Hall recommended that a pedestrian connection be provided in the area, noting that the surrounding properties included townhomes and single-family detached houses.

Mark Looney, Esquire, with Cooley Godward, LLP, stated that the nominations would consolidate Fairfax County services on the property. He said that numerous revitalization studies had been conducted and input from focus groups and the community had been received. He noted that the design of the proposed development would focus on pedestrian orientation, streetscape improvements, and other features, which had been thoroughly studied and marketed by the County for this area. Mr. Looney recommended that the nominations be moved forward, noting that further study could deny the opportunity for redevelopment of the site.

Commissioner de la Fe commented that the nominations needed a concurrent rezoning application. Commissioner Hall agreed and said many people supported redevelopment of the area.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR 05-I-5B - Located at 62-1 ((1)) 13, 13A, 14, 15, 16A, 16E, 16F.  
Adopted Plan: Retail and office. Sub-Unit C-4: community serving retail up to 0.35 FAR. Sub-Unit C-5: community serving retail at current intensity. Nominated Plan: Mixed use with residential, office, retail, private recreation & open space, up to 1.2 FAR. (potential mix is approximately 2/3 residential & 1/3 non-residential.)

Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended deferral of the nomination as outlined on page 332 of the staff report. She stated that the Mason District Task Force recommended approval of the nomination with additional guidance that development be of a compatible mass and scale.

Chairman Murphy called the first listed speaker.

Frank Sellers, 3342 Mansfield Road, Falls Church, President of the Baileys Crossroads Revitalization Corporation, expressed concern about further piecemeal or small developments in the Baileys Crossroads area.

William B. Lawson, Jr., Esquire, nominator, said his vision for the subject property was for a mixed-use, urban village-type development with internal roads and other creative features similar to the Pentagon Town Center or Merrifield Town Center. He said the proposal would provide one location for residents to live, work, and play, which would help mitigate traffic.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR 05-I-6B - Located at 61-2 ((1)) 96-100; 61-2 ((21)) 1, 3-5, 9, 11A, 16; 61-4 ((29)) 13. Adopted Plan: Community serving retail and office up to 0.35 FAR with option up to 0.50 FAR with conditions. 2nd option for retail/office mixed use up to 0.70 FAR with conditions including 5 acres consolidation. Nominated Plan: Add option for redevelopment of existing office up to 0.70 FAR with consolidation of 30,000 sq ft.

Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the Adopted Comprehensive Plan as outlined on page 347 of the staff report. She stated that the Mason District Task Force recommended approval of the nomination.

Chairman Murphy called the first listed speaker.

William B. Lawson, Jr., Esquire, nominator, said the proposed density would permit the elevation of an existing building and construction of a new building on the site. He requested that the nomination be integrated into the special study of the Baileys Crossroads Community Business Center.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR 05-I-9B - Located at 61-2 ((22)) All; 62-1 ((1)) 11, 12. Adopted Plan: Residential 2-3 du/ac, retail. Option for neighborhood serving retail up to 0.35 FAR, option for office or hotel up to 0.50 FAR. Nominated Plan: Add option: residential/retail mixed use up to 1.85 FAR. (Predominately residential with retail component.)



Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended deferral of the nomination as outlined on page 365 of the staff report. She stated that the Mason District Task Force recommended approval of the nomination.

Chairman Murphy called the first listed speaker.

Mark Looney, Esquire, with Cooley Godward, LLP, representing the nominator, stated that the nomination would encourage redevelopment of the subject property. He indicated that the nominator had been working with the owners along Rock Springs Avenue and Carlin Springs Road to obtain unanimous consent to consolidate their properties. He recognized the Rock Springs Avenue residents in the audience who supported the nomination. Mr. Looney explained that the proposed mid-rise, multi-family development would feature an above-grade structured parking facility in the center of the site, sustain compatibility with the surrounding properties, and provide affordable housing. He noted that the nominator had provided each of the owners a unit in the new development in addition to cash payments for their houses. He said the proposal would not preclude any additional redevelopment in the area. He stated that the nominator would continue to outreach to the commercial property owners along the Route 7 corridor fronting the site. Mr. Looney indicated that the nominator had conducted an initial traffic analysis, which reported no degradation to the existing intersection and the proposed additional density would support mass transit activities in the area and provide additional bus service throughout the area. He requested that the nomination be excluded from the special study, noting that it would delay the consolidation process further.

In response to a question from Commissioner Hall, Mr. Looney noted that the nomination included the retail areas along Route 7. He said the proposed mix of uses would be more compatible with the surrounding properties than the existing use. He explained that the design of the proposed development would be flexible in order to accommodate ground-floor retail on the consolidated parcels.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR 05-I-13B - Located at 62-3 ((6)) 6-9, 10A, 11A, 12, 13A, 14A.  
Adopted Plan: Residential 2-3 du/ac. Nominated Plan: Residential up  
to 1.6 FAR, approximately 40-50 du/ac.

Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language as outlined on pages 396 through 397 of the staff report. She stated that the Mason District Task Force recommended approval of alternative language to reduce the density to 24 dwelling units per acre.

Chairman Murphy called the first listed speaker.

Martin Walsh, Esquire, with Walsh, Colucci, Lubeley, Emrich & Terpak, PC, representing the nominator, explained that the nomination would be consistent with the surrounding properties; accomplish the objectives of the Baileys Crossroads Community Business Center and the designation of South Fourteenth Street as a gateway location; allow a maximum building height of four stories with lower heights adjacent to the neighboring single-family residential area in the vicinity of the Arlington County line; contribute to the ongoing revitalization efforts in the surrounding area; achieve a comprehensive urban approach at the site; provide appropriate transition from the high-density commercial uses to the south and the low-density residential neighborhoods to the north; and improve the appearance and function of the area.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR 05-I-1J - Located at 50-4 ((1)) 6, 7; 50-4 ((17)) A, G, H, H1, L.  
Adopted Plan: Community serving retail up to 0.35 FAR. Nominated  
Plan: Retail up to 0.5 FAR, option for residential/retail mixed use up  
to 1.0 FAR. (Potential mix approximately 2/3 residential, 1/3 retail.)

Katrina Newton, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the Adopted Comprehensive Plan as outlined on page 417 of the staff report. She stated that the Mason District Task Force recommended approval of alternative language to add vehicle sale, rental, ancillary, and major service establishment.

Chairman Murphy called the first listed speaker.

Anthony Calabrese, Esquire, with Cooley Godward, LLP, representing the nominator, said the nomination had received the support of all surrounding community associations. He noted that he had distributed letters of support from the Westlaw Civic Association, Bel Air Civic Association, Sleepy Hollow Manor Citizens Association, and Sleepy Hollow Citizens Association to the Commission, copies of which are in the date file. He stated that the nomination had been modified to add Plan language that specified community-serving retail uses and vehicle sale, rental, and service establishment uses, noting that a car dealership had existed on the site since 1950. Mr. Calabrese noted that the nominator had presented the integrated retail and dealership plans to the surrounding community. He said the proposed development would help revitalize the area, feature structured parking and underground service facilities, and represent at least a \$35 to \$40 million dollar investment.

Paul Byrtus, 3009 Beechwood Lane, Falls Church, representing the Sleepy Hollow Citizens Association, spoke in favor of the amended nomination due to the need for redevelopment of the area and based on the caveat that it should reasonably resemble the concept put forward by

the nominator, including the retention of a majority of the site as community-serving retail, location of the service portion of the car dealership below ground, construction of a parking structure for storage of retail cars, and addition of appropriate landscaping on Tripps Run.

Lee Martinez, President of the Bel Air Civic Association, 3125 Cofer Road, Falls Church, also supported the nomination and thanked the nominator and his representatives for their outreach to the association.

In response to a question from Commissioner Hall, Sterling Wheeler, PD, DPZ, explained that the proposed vehicle sale, rental, and service establishment use would require special exception approval. He noted that the Plan generally specified office or retail uses, but not retail or auto sales uses.

Responding to a question from Commissioner Wilson, Mr. Wheeler stated that the proposed vehicle sale, rental, and service establishment use would be considered a retail sales establishment use and would require special exception approval.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR 05-I-2J - Located at 51-3 ((5)) 7B, 8-14, 14A, 15, 16. Adopted Plan: Residential 2-3 du/ac. Plan guidance discourages commercial uses. Nominated Plan: Mixed use up to 0.50 FAR. (Potential mix approximately 2/3 non-residential, 1/3 residential.)

Katrina Newton, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the Adopted Comprehensive Plan as outlined on page 431 of the staff report. She stated that the Mason District Task Force concurred with the staff recommendation.

Chairman Murphy called the first listed speaker.

William J. Cox, 6445 Arlington Boulevard, Falls Church, noted that he owned lot 14A. He indicated his support of the nomination because the subject property was in need of revitalization. He said the covenants imposed upon him and the other homeowners on the property did not permit development of single-family houses. He pointed out that the residents of the adjacent Sleepy Hollow community had refused to meet with him to develop a plan.

Amelia Gomez-Todd, 3112 Beechwood Lane, Falls Church, representing the Sleepy Hollow Citizens Association, expressed opposition to the nomination due to inconsistency with the Comprehensive Plan, adverse impact on the quality of life and character of the existing neighborhood, and decreased property values.

Michael Wessel, 6429 Spring Terrace, Falls Church, voiced his objection to the nomination, citing detrimental impact on the renovated properties, stability, attractiveness, and property values of the existing community; incompatibility with the character of the neighborhood; and adverse impact on the ongoing redevelopment in the neighborhood.

In response to questions from Commissioner Hall, Mr. Wessel said he believed that none of the houses on the site had been remodeled and some had been purchased for investment purposes in anticipation of approval of the nomination. He noted that significant investments had been made in the houses fronting on Arlington Boulevard and South Street.

Kathy Siviter, 6425 Spring Terrace, Falls Church, spoke in opposition to the nomination because it would increase the safety risk to children in the neighborhood and exacerbate existing traffic conditions.

Bob Sparks, 6448 Spring Terrace, Falls Church, also opposed the nomination due to inconsistency with the current residential zoning.

Chairman Murphy commended Mr. Sparks, who was a former Mason District Commissioner, for his efforts to redevelop the Baileys Crossroads area and the Columbia Pike corridor. He commented that the related nominations would help to further redevelop and improve that area.

Responding to a question from Commissioner Hall, Sterling Wheeler, PD, DPZ, said he did not believe that the covenants that Mr. Cox had referred to were still valid since they would be directly contrary to the current zoning of the property. Commissioner Hall replied that Fairfax County did not enforce covenants since they were considered a private matter. Mr. Wheeler agreed.

Chris Martin, 3013 Sylvan Drive, Falls Church, President of the Sleepy Hollow Civic Association, said he was unsure whether the private covenants that Mr. Cox had referred to were still enforceable. He expressed opposition to the nomination, citing the primary need to revitalize the surrounding commercial areas, increased cut-through traffic in the neighborhood, and limited access to the property. He suggested that the lots be redeveloped at the current R-3 zoning to help enhance the community.

William Penhallegon, 6456 Spring Terrace, Falls Church, aligned himself with the other speakers in opposition to the nomination.

Anton Yergat, 3035 Beechwood Lane, Falls Church, also aligned himself with the other speakers in opposition to the nomination.

Mark Salanski, 6460 Spring Terrace, Falls Church, noted that he had sent the Commission written testimony dated June 26, 2006, a copy of which is in the date file. He added his objection to the nomination because it would exacerbate the existing pedestrian safety risk along Arlington Boulevard.

Roy Allensbury, address unknown, spoke in support of the nomination because it would address the inadequacy of the current Plan language and realistically plan for future land use in the area.

Albert Riveros, 6443 Arlington Boulevard, Falls Church, nominator, said he concurred with Mr. Allensbury. He presented a petition signed by 17 residents of the neighborhood who supported the nomination. (The original petition is in the date file.)

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR 05-I-1L - Located at 72-2 ((1)) 35, 38, 39. Adopted Plan:  
Residential 5-8 du/ac, public facilities, governmental and institutional.  
Nominated Plan: Residential 12-16 du/ac.

Katrina Newton, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the Adopted Comprehensive Plan as outlined on page 453 of the staff report. She stated that the Mason District Task Force concurred with the staff recommendation.

Chairman Murphy called the first listed speaker.

Julia Gerald, 6324 Lincolnia Road, Alexandria, recommended that the nominator preserve, repair, fence, maintain, and provide parking for the cemetery on the subject property and grant burial rights to the families of those buried in the cemetery.

Gregory Riegle, Esquire, with McGuire Woods LLP, representing the nominator, stated that the nomination had evolved to address the concerns that had been raised by the Task Force and the community. He indicated that the nomination had been revised to propose a density of five to eight dwelling units per acre, which would be consistent with the properties to the north and south. He noted that the proposed consolidated development plan would recognize the cemetery and residential uses independently. He said the nominator did not intend to transfer density from the cemetery to the proposed development. Mr. Riegle explained that the nominator had offered to improve and enhance the cemetery by establishing an appropriate not-for-profit organization to manage the site and providing adequate parking, buffering, fencing, and monuments on the site. He pointed out that the entire cemetery site would be preserved as open space and the proposed townhouses would be located adjacent to similar uses.

In response to a question from Commissioner Wilson, Mr. Riegle noted that there would be open space surrounding the proposed townhouses to the north.

Responding to questions from Commissioner Lawrence, Sterling Wheeler, PD, DPZ, indicated that the cemetery site had been recognized as a public facility institutional use on the current

Plan map. He explained that the nominator had provided insufficient information regarding the extent of the existing cemetery, the extent of additional land committed for future burials at the cemetery, and the meets and bounds of the site. Mr. Wheeler said that if this information had been provided and assurance given that the cemetery site would remain as a nonresidential use, staff would have recommended approval of the nomination. He noted, however, that he was unsure of the density credit the nominator would receive because the nominator had not provided the proposed number of units.

Gerald Curry, President of the Charleston Square Homeowners Association, P.O. Box 11173, Alexandria, said he was in favor of the revised nomination based on the stipulation that location of the proposed development would be limited to the two parcels to the north, adequate legal safeguards would be established to prevent development on the cemetery parcel, and control and upkeep of the cemetery would be granted to the families of those buried in the cemetery.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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Chairman Murphy noted that the public hearing on APR 05-I-3L would be carried over to Thursday, June 29, 2006, following the Lee District APR public hearings.

Chairman Murphy and Commissioner Hall thanked Mr. Schwaninger, Ms. Quintero-Johnson, Ms. Newton, and Mr. Wheeler for their work on these nominations.

Chairman Murphy then adjourned the meeting.

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The meeting was adjourned at 12:15 a.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Kara A. DeArrastia

Approved on: \_\_\_\_\_

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Linda B. Rodeffer, Clerk to the  
Fairfax County Planning Commission